BOARD OF ADJUSTMENT

Zoning Administration Division Planning and Development Services Department (PDSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISION ***

DATE OF PUBLIC HEARING January 30, 2019

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J) & (K).

ACTIVITY NO. T18SA00554

CASE NO.

THE APPLICANT

C10-19-03 SLONE RESIDENCE / DETACHED GARAGE CONVERSION TO LIVING AREA AND BUILD GARAGE / JAMES AND NORMA SLONE / 2200 EAST ADAMS STREET, R-1

The applicant's property is an approximately 7,382 square foot lot zoned R-1 "Residential" and is developed with a single-family residence, with detached garage. The applicant proposes to convert the garage into living area, and build a new garage with storage attached to the converted living area. The Tucson Unified Development Code (UDC) sections applicable to this project include, but are not limited to. Section 4.7.8 and Table 4.8-2 which provides criteria for residential development in the R-1 zone: Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide dimensional standards applicable to all principal and accessory structures in the R-1 residential zone. The applicant is requesting the following variances: 1) Allow a reduced side vard perimeter setback to remain for the conversion of the garage to living area, as measured at approximately 2'6" from the east property line; and 2) Allow a reduced side yard perimeter setback for the construction of a new garage/storage areas, as measured at approximately 2' from the south property line; and 3) Allow a reduced street perimeter yard setback for construction of a new garage/storage areas, as measured at approximately 1'2" from the west lot line along Plumer Avenue; and 4) Allow the overall gross floor area of the garage/storage/converted living area, as a detached accessory structure, to exceed 50% of the gross floor area of the residence, all as shown on the submitted plans.

<u>DECISION</u>: VARIANCES 1, 2, 3 AND 4 GRANTED, WITH THE FOLLOWING CONDITION:

A. No parking in the area between the garage and street.

[DECISION NOTE]

By UDC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

IMPORTANT NOTICE

FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) WITHIN 180 DAYS OF THE HEARING DATE.

VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.

<u>UNLESS OTHERWISE NOTED</u>, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD'S DECISION.

THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION THAT PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES DEPARTMENT (ESD): CODE ENFORCEMENT DIVISION FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

If you want further information, please email Heather Thrall at DSD Zoning Administration@tucsonaz.gov or call 520-791-5550

Sue Montes, Secretary Board of Adjustment